

**MANHATTAN BEACH
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JULY 14, 2021**

A. CALL MEETING TO ORDER

A Regular meeting of the Planning Commission of the City of Manhattan Beach, California was held virtually via Zoom on the 14th day of July, 2021. Chair Morton called the meeting to order at the hour of 3:01 p.m.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton
Absent: None
Others Present: Carrie Tai, AICP, Director of Community Development
Brendan Kearns, Assistant City Attorney
Talyn Mirzakhanian, Planning Manager
Ted Faturos, Associate Planner
Athena Henderson, Agenda Host
Rosemary Lackow, Recording Secretary

D. APPROVAL OF AGENDA

A motion was made and seconded (Ungoco/Tokashiki) to approve the agenda with no changes.

Roll Call:

Ayes: Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton
Noes: None
Absent: None
Abstain: None

E. AUDIENCE PARTICIPATION None

F. APPROVAL OF THE MINUTES

7/14/21-1 Regular Meeting – June 9, 2021

It was moved and seconded (Dillavou/Sistos) to approve as submitted.

Roll Call:

Ayes: Tokashiki, Sistos, Dillavou, Vice Chair Ungoco, Chair Morton
Noes: None
Absent: None
Abstain: None

G. PUBLIC HEARING

7/14/21-2 Consideration of a retroactive request for two Variances to construct a 524 square-foot addition to an existing 3,181 square-foot single-family residence. The two variance requests include: (1) Variance from maximum allowable buildable floor area (BFA), requesting to exceed the site's maximum BFA of 3,705 square feet; and (2) Variance from on-site parking requirements, requesting to maintain a two-car garage in lieu of the required three-car garage for a single-family structure that exceeds 3,600 square feet (Macintyre).

Chair Morton invited a staff report.

Associate Planner Ted Fatuoros provided a summary of the application with the aid of a PowerPoint presentation.

Chair Morton opened the public hearing and invited the applicant to address the Commission.

Golita McIntyre, applicant, explained that the additional living area at the second floor was urgently needed so that her husband, whose immune system was severely compromised due to treatment for cancer, could safely quarantine at home during the pandemic. Prior to COVID, they had prepared plans which were structurally designed to be safe. They had intended to submit the plans to the City, but felt that, after COVID, and with City Hall closed, they needed to move forward with the addition as expeditiously as possible.

Steve Wiesner, PE, Lombard Consulting Services, displayed a map of several surrounding lots, pointing out that many are developed with floor area exceeding the maximum BFA. He suggested that a possible solution that has been conceptually discussed with staff, is to unenclose the first-floor pool such that it no longer qualifies as BFA, which may allow the second floor added living area to remain. Details would have to be worked out but he feels it would be a less disruptive and quieter solution.

Golita McIntyre, applicant, stated that she would be willing to pursue the option of unenclosing the pool if this were confirmed to be a viable solution.

Chair Morton invited other interested parties to address the Commission.

Kevin Barry, 2603 Maple, lives across from the project and supports the Variance.

William Stenton, 2606 Maple, lives next door to the project and supports the Variance.

In response to questions from the Commission, planning staff clarified: 1) the City did not close at any time during the pandemic and would have been available to assist the applicant if asked; 2) the unpermitted addition was not checked for building code compliance because the applicant did not submit a building permit application prior to construction; 3) should the applicant obtain retroactive zoning approval, the applicant would still be required to undergo a building code plan check and obtain a retroactive building permit to allow the second story addition to remain, including inspections; and 4) a letter that has been received from the engineer of record, certifying the building’s structural integrity was required by the Building Official solely to allow the structure to be safely occupied on a temporary basis while the Variance was being processed.

Chair Morton closed the public hearing.

The Commission conducted discussion and subsequently, it was moved and seconded (Ungoco/Tokashiki) that the Commission adopt Resolution PC 21-XX, denying the subject Variances, and adopt a determination of exemption under CEQA.

Roll Call:

Ayes:	Sistos, Dillavou, Tokashiki, Vice Chair Ungoco, Chair Morton
Noes:	None
Absent:	None
Abstain:	None

I. DIRECTOR’S ITEMS

Director Tai provided updates as follows:

1. As of July 6, City Hall is now open Monday-Friday with walk-in service in the morning and appointments in the afternoons.
2. City Council has extended the outdoor dining decks and related fee waivers, until after Labor Day with the exception for some decks on Manhattan Beach Boulevard near Ocean Avenue

- which will be removed next week.
3. The Sunrise Senior Assisted Living project will come before the Commission for hearing on July 28. This will include the Draft Environmental Impact Report; a hard copy of the Executive Summary will be provided to the Commission. The Commission was encouraged to get an early start in reviewing the documents.

J. PLANNING COMMISSION ITEMS

In response to Commissioner Tokashiki, Director Tai gave a brief overview of the code enforcement process. She explained that staff has a number of remedies in obtaining compliance, depending on the situation, but she emphasized the goal is always first and foremost, to obtain compliance through corrective action.

K. TENTATIVE AGENDA – July 28, 2021 - Sunrise Senior Assisted Living Project.

L. ADJOURNMENT – In the memory of former Assistant City Attorney Mike Estrada, it was moved and seconded (Dillavou/Ungoco) that the meeting be adjourned at 4:03 p.m. to Wednesday, July 28, 2021 at 3:00 p.m. via Zoom/virtual format. The motion passed unanimously 5-0 with a roll call vote.

ROSEMARY LACKOW
Recording Secretary

GERRY MORTON
Chairperson

ATTEST:

Carrie Tai, AICP
Community Development Director